

APPROVED: Meeting No. 38-93

ATTEST: *Paula Jewell*

MAYOR AND COUNCIL  
ROCKVILLE, MARYLAND  
Meeting No. 34-93

September 29, 1993

The Mayor and Council of Rockville, Maryland, convened in Worksession in the Council Chamber, Rockville City Hall, 111 Maryland Avenue, Rockville, Maryland, on September 29, 1993, at 7:00 p.m.

PRESENT

Mayor Douglas M. Duncan

Councilmember James F. Coyle

Councilmember Rose G. Krasnow

Councilmember James T. Marrinan

Councilmember David Robbins

In attendance: City Manager Bruce Romer, City Clerk Paula Jewell and City Attorney Paul Glasgow.

Re: Joint Worksession with the  
Planning Commission on  
the Approved Master Plan.

The Mayor and Council discussed certain amendments of the Plan as outlined by staff and made the following comments:

- Urban growth areas/county Council Concerns - Definition of UGAs

Councilmember Krasnow said she agreed that the definition of urban growth areas needed defining. Mr. Herst noted that the City could not change the definition of UGAs because of a memorandum with Montgomery County. Mayor and Council consensus to keep definition as it is.

Councilmember Marrinan commented that the City seemed to be moving away from providing water service to areas annexed by the City. Mr. Herst said that this was not a deterrent to annexation.

- TDR designations and APFO concerns - Does the Mayor and Council want TDRs as receiving areas for the City?

Mayor Duncan said he supported the current concept with the details to be worked out later.

Mr. Glasgow suggested that the planning document designate that there will be TDRs and what they are and later in the future, the City may propose a text amendment.

Mayor and Council to not increase the language regarding APFO beyond what is already in place.

- Historic preservation - Question whether to pull out paragraph 3 and leave paragraph 5 as it is

Mayor and Council consensus to leave it as Item #5. The Historic District Commission would like the City to look at the Code for changes in the future.

- Town Center

Staff to respond to RCI's September 27, 1993 letter.

- Density and heights

Councilmember Krasnow said that the language proposed by staff is fine. Mayor and Council consensus that new development in the Town Center should not exceed 235 feet; and

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an overall density in the mixed-use area should not be reduced from the current maximum of 6.0 FAR. Mayor and Council may propose a text amendment for consideration in the future.

Councilmember Coyle asked that, if necessary, the language in the Plan be changed to accommodate the needs for housing in Town Center.

Councilmember Krasnow commented that some residents are still looking for raised pedestrian walkway and she said she was not in favor of this.

Councilmember Marrinan expressed concern about the Folger-Pratt impact on Middle Lane and Hungerford and he suggested that a model of the area would be helpful. Mr. Herst acknowledged that the City was hiring a new transportation planner who would develop such a model.

● Transportation Related Issues

Ms. Rother noted that staff was making some amendments to the transportation chapter of the Plan and would be addressing the concerns raised by the Traffic and Transportation Commission.

Councilmember Krasnow noted that air and environmental issues were not addressed in the Master Plan. She asked that staff strengthen the language by including a section on the Clean Air Act Mandates.

Instructions to Staff

Staff to make changes discussed and agreed upon at this Worksession, respond to the 9/27/93 letter from RCI and produce some maps that are more visible. Staff was also asked to

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review any additional comments received on the Master Plan. The ordinance to introduce the Master Plan is scheduled for the October 25th General Session.

Re: Adjournment

There being no further business to come before the Mayor and Council, the meeting was adjourned at 8:53 p.m., to reconvene again in General Session on October 11, 1993, or at the call of the Mayor.